



PUBLICATIONS ON RESIDENTIAL INFILL & RELATED DEVELOPMENT ISSUES

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Selected Publications on Residential Infill And Related Development Issues

BARRIERS TO USING URBAN INFILL DEVELOPMENT TO ACHIEVE

SMART GROWTH / Farris, J. Terrence – Washington, DC: Fannie Mae Foundation, 2001

Housing Policy Debate, V. 12, Issue 1 (2001)

Available full text via the World Wide Web:

<http://www.fanniemaefoundation.org/programs/hpd/v12i1-index.shtml>

Farris examines 22 major cities over the past decade to show that they captured only 5.2 percent of total new metropolitan housing permits: 2.2 percent of single-family permits and 14.9 percent of multifamily permits. His analysis identifies the practical barriers to urban infill development, including land assembly and infrastructure costs, the cities' unwillingness to condemn, municipal social goals & regulatory policies, difficulty of finding developers with infill experience, complexities of public-private partnerships, excessive risks associated with building in untested markets, resistance from local residents, & stakeholder conflicts and political constraints.

BEST PRACTICES: SUCCESSFUL INFILL DEVELOPMENT STRATEGIES AND TACTICS: The summary report of the interim hearing / California Senate Local

Government Committee -- Sacramento, CA: Senate Publications, 2004

(Senate Publications stock no.: 1272-S)

Interim Hearing: Wednesday, September 22, 2004

May be viewed via the World Wide Web:

http://www.senate.ca.gov/ftp/SEN/COMMITTEE/STANDING/LOC_GOV/ home/INFILLSUMMARYREPORT.doc

Selected findings: 1) Sooner is Better - Because infill projects are more complex than standard development, builders must engage residents and public officials sooner than usual. Early conversations lead to collaboration and away from confrontation; 2) Planning is Essential - Private investors need a public setting that provides well-founded public policies and reliable regulations. Creating that setting requires city councils and county supervisors to invest in planning and planners.

BROWNFIELDS REDEVELOPMENT STRATEGIES (Chapter 3) in Brownfields Redevelopment: Programs and Strategies for Rehabilitating Contaminated Real Estate p. 141-162 / Dennison, Mark S -- Rockville, MD: Government Institutes, 1998

May be purchased via the World Wide Web:

<http://www.brownfields.com/ArticlesBooks.htm>

This new book is a comprehensive guide to the issues surrounding brownfields initiatives. It examines success stories of state and federal brownfields programs; legal implications; incentives available; and strategies available for these projects. Special features include checklists, cost estimates, features of individual programs and lists of resources. Chapters include: US EPA Brownfields Programs; State Brownfields Programs; Redevelopment Strategies; Financing Strategies; Assessment Pilots; and Case Studies.

Also: HD 257.5 D46 1998 - *California State Library, General Reference*

Selected Publications on Residential Infill

And Related Development Issues

BUILDING AFFORDABLE HOUSING THROUGH INFILL DEVELOPMENT/ Southern California Association of Governments -- Los Angeles, CA: SCAG, 1998

Includes: Infill in the Marketplace: Alternatives to Sprawl / by Tom Sargent
(On the Ground - Vol. 1, no. 1, Fall 1994)

Available via the World Wide Web:

<http://www.sustainable.doe.gov/articles/infillalt.shtml>

Program sponsored by: U.S. Dept. of Housing & Urban Development (February 19, 1998: Community Center: Brea, CA)

BUILDING LIVABLE COMMUNITIES: A Policy-Maker's Guide to Infill Development /

Center for Livable Communities [2ND edition] – Sacramento, CA: Local Government Commission, 2001

Report funded by the U.S. Environmental Protection Agency.

Available for purchase at the World Wide Web:

<http://www2.lgc.org/bookstore/>

The 48-page infill guidebook also includes a handy checklist for creating infill development and four full pages of useful bibliographical resources to help you find the best avenues for building more livable communities where you live, work, and play.

Also: HC 79 E5 B7 1995 - *U.C. Berkeley, Environmental Design Library*

THE CASE FOR MULTIFAMILY HOUSING / Haughey, Richard M -- 2nd ed. --

Washington, DC: ULI, 2003

Also available full text via the World Wide Web:

http://www.uli.org/AM/Template.cfm?Section=Search§ion=Policy_Papers2&template=/CM/ContentDisplay.cfm&ContentFileID=689

It has been said that there are two things Americans hate about growth: sprawl and high density. Unfortunately, most Americans do not fully comprehend the irony in this statement or the inverse relationship between the two concepts. Low-density housing development is the main component and driver of sprawl. In many communities, however, local opposition and regulatory barriers have made it difficult to build the higher-density multifamily housing that many people need and want. Community frustrations about the problems associated with low-density sprawl, including traffic congestion, crowded schools, and air pollution, are often taken out -- in a misguided way -- on higher-density housing proposals.

CAPITAL IMPROVEMENTS TO APARTMENTS: Projections for States & Metro

Areas / Goodman, John L. – Washington, D.C.: National Multi Housing Council, 2000.

"This research was supported in part by a grant from Fannie Mae" – Cover.

Also available full text via the World Wide Web:

<http://www.nmhc.org/Content/ServeFile.cfm?FileID=1220>

Introduction: Renovating and improving existing housing is a means of raising the quality of the nation's housing stock in addition to building new housing. In established communities, upgrading existing structures is often the primary method of improving housing quality. - (p. 2)

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And Related Development Issues

CHANGING DEMOGRAPHY OF MULTIFAMILY RENTAL HOUSING / Goodman, Jack
– Washington, D.C.: National Multi Housing Council, 1999
Housing Policy Debate, V. 10, Issue 1 (p. 31-57)

Available full text via the World Wide Web:

http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1001_goodman.pdf

Who exactly are those who "don't, can't, or won't" become homeowners, and how are they being served? Jack Goodman examines the current market for rental housing and finds that multifamily properties remain a key resource for meeting the housing needs of millions of Americans.

COMEBACK CITIES: A Blueprint for Urban Neighborhood Revival / Grogan, Paul, Proscio, Tony -- Boulder, CO: Westview Press, 2000.

Monograph includes bibliographical references.

Also available for purchase at the World Wide Web:

<http://www.amazon.com/>

The authors highlight four trends that explain the urban upswing affecting not just the South Bronx, but American cities in general: the growth of neighborhood nonprofit groups; the creation of new markets, including the willingness of retailers to move into old areas; falling crime rates; and "the unshackling of inner-city life from the giant bureaucracies that once dictated everything that happened there -- in particular, the welfare system, public housing authorities, and public schools." / John J. Miller, Amazon.com Reviews (Dec. 2003)

Also: HT 175 G76 2000 – *California State Library, General Reference*

COMMENT ON KAREN DANIELSEN, ROBERT E. LANG AND WILLIAM FULTON'S RETRACTING SUBURBIA ... / Carliner, Michael S -- Washington, DC: Fannie Mae Foundation, 1999.

Article includes bibliographical references.

Housing Policy Debate - Vol. 10, no. 3 (p.549-553)

Also available full text via the World Wide Web:

http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1003_carliner.pdf

Abstract: The prescription that Danielsen, Land and Fulton propose includes regulatory changes to allow higher densities and requires consumers to choose to live in higher density housing. Most suburbanites are unwilling to swallow that pill.

COMMENT ON KAREN DANIELSEN, ROBERT E. LANG AND WILLIAM FULTON'S RETRACTING SUBURBIA ... / Easterbrook, Gregg -- Washington, DC: Fannie Mae Foundation, 1999.

Article includes bibliographical references.

Housing Policy Debate - Vol. 10, no. 3 (p. 541-547)

Also available full text at the World Wide Web:

http://www.fanniemaefoundation.org/programs/hpd/pdf/hpd_1003_easterbrook.pdf

Abstract: Hypocrisy abounds in the smart growth movement ... smart growth threatens to derail one of the key engines of the national economy: suburban sprawl. Despite its negative image, sprawl is efficient and reflects consumer preference.

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And Related Development Issues

COMPARING METHODOLOGIES TO ASSESS TRANSPORTATION AND AIR QUALITY IMPACTS ON BROWNFIELDS AND INFILL DEVELOPMENT --

[Washington, DC]: U.S. Environmental Protection Agency, [2001]

(EPA Contract number: EPA-231-R-01-001)

Also available full text via the World Wide Web:

http://www.epa.gov/dced/pdf/comparing_methodologies.pdf

States and communities across the country are actively pursuing smart growth strategies. New transit lines are opening to higher ridership than expected. States and communities have passed hundreds of ballot initiatives preserving open space, increasing development around transit, and providing for increased redevelopment of abandoned brownfield sites. Through such strategies, smart growth --defined as development that serves the economy, community, and the environment -- can help communities meet national environmental standards by reducing motor vehicle emissions, improving water quality, and cleaning up and reusing land that is contaminated (or suspected of being contaminated) from former uses.

CONTRA COSTA COUNTY: Smart growth or sprawl / Wheeler, Stephen M. /

Greenbelt Alliance -- San Francisco, CA: Greenbelt Alliance, 2003

Greenbelt Alliance * The Newswire -- Vol. 2, Issue 6, June 2003

Includes bibliographical references

Full 86 page report available via the World Wide Web:

<http://www.greenbelt.org/resources/newswire/2003june/>

Introduction: Contra Costa County has sometimes been known as "the Wild West of development" because of its free-wheeling approach to urban growth. New subdivisions, malls and office parks have spread rapidly across the landscape in ways that work against long-term livability or sustainability. But a growing number of citizens have come to realize that current patterns of suburban sprawl aren't inevitable. As a result new efforts are starting up to promote the alternative: smarter growth. - (p. 4).

CREATING GREAT NEIGHBORHOODS: Density in your community / Local

Government Commission (LGC) -- Washington, DC: National Association of Realtors (NAR) 2003.

Case studies include: The Crossings in Mountain View, Calif. and Aggie Village & Davis Commons in Davis, Calif.

Also available full text via the World Wide Web:

<http://www.epa.gov/smartgrowth/pdf/density.pdf>

Increased traffic congestion, loss of open space, infrastructure costs, and a desire for more housing options have all made smart growth an increasingly powerful strategy for building and revitalizing communities, catalyzing economic development and protecting the environment. Evidence of this trend is every-where. Of the 189 ballot initiatives in 2002 related to state and local conservation, 141 were approved. - (p. 1)

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And Related Development Issues

CURRENT PREFERENCES AND FUTURE DEMAND FOR DENSER RESIDENTIAL ENVIRONMENTS / Myers, Dowell; Gearin, Elizabeth -- Washington, DC: Fannie Mae Foundation, 2001

Article includes bibliographical references.

Housing Policy Debate - Vol. 12, no. 4 (p. 633-659)

Available full text via the World Wide Web:

http://www.fanniemaefoundation.org/programs/hpd/pdf/HPD_1204_myers.pdf

Developers concentrate on the suburban ideal home because that appears to be what most people want; but do some people say that's what they want because of their perception that it is what they should want, or their perception that only that housing type offers the range of amenities they want? And if more dense urban homes were produced, would people want them? Those are the questions this forum addresses. Myers and Gearin argue that the demand for centrally located town houses and condos is growing and exceeds the supply. They point to demographic changes-primarily the aging of the baby boomers-and to their own interpretation of various consumer surveys.

DENSITY BY DESIGN: New directions in residential development / Fader, Steven -- 2nd edition -- Washington, DC: Urban Land Institute, 2000

Foreword by Vincent Scully

May be purchased via the World Wide Web:

<http://bookstore.uli.org/>

Discover the latest trends in residential development and get the details on innovative projects that work. Fourteen case studies showcase developments of small lot subdivisions, accessory units, housing in new urbanists communities, higher-density and transit-oriented development, mixed-income and mixed housing types, infill, and adaptive use. Both single- and multifamily housing projects are covered in diverse locations such as suburban, urban, and new communities. Illustrated in color, each in-depth case study includes detailed information on the development process, prices and costs, site and floor plans, lot sizes and setbacks, street designs, and more.

Also: HD 1390.5 D43 2000 – *California State Library, General Reference*

DENSITY: MYTH OR REALITY [electronic resource] / Torti, John Francis -- [Boston, MA]: Boston Society of Architects, [2003?]

Power Point Presentation sponsored by: Congress for the New Urbanism.

Includes examples of high density housing developments in Boston

Also available full text via the World Wide Web:

http://www.architects.org/emplibrary/A1_a.pdf

Program includes floor plans, diagrams, photos and extensive detail of new urbanism mixed use development project examples.

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And Related Development Issues

DEVELOPING INFILL HOUSING IN INNER-CITY NEIGHBORHOODS: Opportunities and strategies / Suchman, Diane R -- Washington, DC: Urban Land Institute, 1997

Includes bibliographical references

Available for purchase at the World Wide Web:

<http://www.planning.org/bookservice/description.htm?BCODE=RDIH>

Rebuilding in inner-city neighborhoods poses both opportunities and challenges—but can it be done profitably? This book gives both for-profit developers and public officials the tools and strategies they need to develop successful inner-city infill housing. Detailed examples illustrate innovative solutions to the challenges faced by inner-city developers. It offers detailed, hands-on information covering market analysis, mixed-income housing, and public and private approaches to financing.

Also: HD 7293 S793 1997 - *California State Library, General Reference*

DEVELOPING INFILL HOUSING IN THE LOS ANGELES REGION / Urban Land

Institute -- Los Angeles, CA: ULI District Council Los Angeles, 2000

A Policy Forum by: The Urban Land Institute & U.S. Dept. of Housing & Urban Development (Sept. 13, 2000: Los Angeles, CA)

Also available full text at the World Wide Web:

<http://www.uli-la.org/publications/item.php?id=14>

Forum objectives: 1). Define and discuss barriers to developing market-rate infill housing in the metropolitan L.A. area; 2). Identify ways that developers and policy makers have overcome barriers; 3). Recommend plans to address those barriers.

DEVELOPING SUCCESSFUL INFILL HOUSING / Suchman, Diane R -- Washington, DC: Urban Land Institute, 2002

Monograph includes appendices & case studies.

Also available for purchase at the World Wide Web (see event & scroll down):

http://planet.uli.org/Events/583504/583504_Info.htm

Learn how to develop profitable, market-rate infill housing in urban and inner-ring suburban areas. This new book explains how to find and take advantage of opportunities and overcome obstacles. Each stage of the development process is covered, including assessing the market, financing, assembling land, planning, design, the regulatory process, addressing community concerns, and marketing. Twelve case studies describe the development of flourishing multifamily, mixed-use, townhouse, adaptive use, and manufactured home projects throughout the nation.

Also: HD 7293 S92 2002 – *U.C. Berkeley, Environmental Design Library*

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And Related Development Issues

DIRT INTO DOLLARS: Converting Vacant Land into Valuable Development /

Hughes, Mark Alan – Washington, D.C.: Brookings Institution Press, 2000

Brookings Review – V. 18, no. 3 (Summer 2000) p. 34-37

Also available full text at the World Wide Web:

<http://www.brook.edu/press/REVIEW/summer2000/hughes.htm>

American cities have always been about growth. A hundred years ago, boosters organized boomtowns to exploit resources like minerals and cattle. Today, growth coalitions design New Urbanist towns to maximize value while deflecting political backlash by husbanding resources like farmland and road capacity. But from Sunbelt cities to suburbs everywhere, growth is the logic, the politics, and the policy of American places. – (p. 34)

DOES THE AMERICAN WAY OF ZONING CAUSE THE SUBURBS OF METROPOLITAN AREAS TO BE TOO SPREAD OUT? / Fischel, William A --

Washington, DC: National Academy Press, 1999

Part II - In-Depth Perspectives: Governance and Opportunity in Metropolitan America /

National Research Council (starts at p. 151-191)

Available for download at the World Wide Web:

<http://www.nap.edu/books/0309065534/html/>

Are American metropolitan areas too spread out? I think the answer is yes. Virtually every measure of metropolitan density indicates that U.S. cities are more spread out than those of the rest of the world (Mieszkowski and Mills, 1993:136). Much of American suburbanization can be accounted for by more-or-less market-driven factors, and there is a smattering of evidence that some other countries' metropolitan areas could use some additional suburbanization.

Also: JS 422 N39 1999 – *California State Library, General Reference*

DOES THE U.S. TAX TREATMENT OF HOUSING PROMOTE SUBURBANIZATION AND CENTRAL CITY DECLINE? / Gyourko, Joseph E., Voith, Richard. -- Philadelphia,

PA: Federal Reserve Bank of Philadelphia, Research Dept. [1997]

Federal Reserve Bank of Philadelphia working paper; no. 97-13

Available full text via the World Wide Web:

<http://www.phil.frb.org/files/wps/1997/wp97-13.pdf>

This paper examines the role of U.S. housing-related tax expenditures in creating incentives for decentralization and encouraging residential sorting by income and central city decline.

DOWNTOWN / INTOWN HOUSING: Selected References / Urban Land Institute

(Revised edition) -- Washington, D.C.: ULI, 2003.

ULI Information Service InfoPacket series; no. 347

May be purchased at the World Wide Web:

<http://bookstore.uli.org/>

ULI InfoPackets are packages of photocopied materials on specific real estate and urban development topics.

Also: HD 7293 D69 2000 – *U.C. Berkeley, Environmental Design Library*

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DOWNTOWN REBOUND / Sohmer, Rebecca R., Lang, Robert E. -- Washington, D.C.:
Brookings Institution Press, 2001

Brookings Center on Urban & Metropolitan Policy Census note (May 2001)

Available full text at the World Wide Web:

<http://www.brook.edu/es/urban/census/downtownrebound.pdf>

This survey, co-sponsored by the Fannie Mae Foundation, finds that the number of people living in downtowns increased during the 1990s in 18 of the 24 cities analyzed. Most of the downtown growth was fueled by the movements of white residents into these central business districts. This pattern is a counter trend to the overall loss of white residents in central cities to the suburbs.

ESTIMATING THE HOUSING INFILL CAPACITY OF THE BAY AREA / Sandoval,
Juan O.; Landis, John -- Berkeley, CA: University of California, Berkeley, Institute of
Urban & Regional Development (IURD) 2000

(U.C. Berkeley - IURD working paper; 2000-06)

Also available full text via the World Wide Web:

<http://www-iurd.ced.berkeley.edu/pub/WP-2000-06.pdf>

The term infill, which has traditionally meant the development of vacant, cleared, or abandoned parcels, has more recently been expanded to include land reuse and recycling -- that is, the redevelopment of developed parcels that are physically or economically underutilized.

FINANCING PROGRESSIVE DEVELOPMENT / Leinberger, Christopher B. --
Washington, D.C.: Brookings Institution Press, 2001

Capital Xchange Journal - May 2001

Available full text via the World Wide Web:

<http://www.brook.edu/dybdocroot/es/urban/capitalxchange/leinberger.pdf>

"On the other side is a growing cadre of critics of conventional development and proponents of community building, environmental sustainability and multiple transportation options. These reforms have been called 'new urbanism,' 'smart growth', and 'sustainable development'. For the sake of simplicity, they will be referred to as 'progressive development'. Progressive development advocates argue that development can be mixed-use, pedestrian-oriented and mixed-income". - (p. 2)

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HIGHER - DENSITY DEVELOPMENT: MYTH AND FACT / Haughey, Richard M. -- [Washington, DC]: Urban Land Institute (ULI), 2005

Also by: National Multi Housing Council, American Institute of Architects & Sierra Club

Also available full text via the World Wide Web:

<http://www.uli.org/Content/ContentGroups/PolicyPapers/MFHigher010.pdf>

This is the sixth in a series of publications designed to dispel myths and offer good examples on issues related to growth and land use. It addresses common myths surrounding density. As this country continues to grow and change, communities are left to figure out where all these new people will live, work, and shop. New markets are emerging for real estate that offers a more convenient lifestyle than is offered by many low-density sprawling communities. New compact developments with a mix of uses and housing types throughout the country are being embraced as a popular alternative to sprawl.

IMPACT FEES AND HOUSING AFFORDABILITY / Been, Vicki -- [Washington, DC]:

HUD - Policy, Development and Research Division, 2004

Proceedings of U.S. Dept. of Housing & Urban Development Research Conference on Regulatory Barriers to Affordable Housing (Washington, DC: April 22, 2004)

Also available full text via the World Wide Web:

http://www.2004nationalconference.com/papers/Impact_Fees.pdf

The increasing use of impact fees, and the costs that they may add to the development process, raises serious concerns about the effect using impact fees to fund infrastructure will have on the affordability of housing. This paper explores that controversy.

IMPACTS OF CHANGES IN MULTIFAMILY HOUSING FINANCE ON OLDER URBAN AREAS / Schnare, Ann B. -- Washington, DC: Brookings Institution, Center on Urban & Metropolitan Policy, 2001.

Available full text via the World Wide Web:

<http://www.brook.edu/dybdocroot/es/urban/schnarefinal.pdf>

The multifamily mortgage market has changed dramatically over the last two decades. The relative importance of the thrifts - once the major source of financing for multifamily rental housing - has declined, while commercial banks, the government sponsored enterprises (GSEs) and private conduits have become the dominant players. Government involvement in the market has also devolved to the state and local level, and the nature of its involvement has changed. These developments have transformed a fragmented, localized mortgage market into a highly liquid one with access to capital throughout the world.

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INFILL DEVELOPMENT IN THE SAN FRANCISCO BAY AREA: Current obstacles and responses / Wheeler, Stephen M -- [Berkeley, CA]: U.C. Berkeley - Dept. of City and Regional Planning, [2001]

Also available via the World Wide Web:

http://www.mrsc.org/subjects/planning/infill_art.pdf

Abstract: This paper provides an on-the-ground assessment of current challenges and opportunities to infill development in the San Francisco Bay Area. Based on in-depth interviews with 42 local planners, developers, lenders and housing advocates, as well as review of secondary literature, regional data, and local zoning codes, the paper examines obstacles to infill development in the region and current or potential responses. - (p. 1).

INFILL DEVELOPMENT STRATEGIES FOR SHAPING LIVABLE NEIGHBORHOODS

/ Municipal Research & Services Center of Washington -- [Seattle, WA]: MRSC, 1997
MRSC Report no. 38 - June 1997

Available full text via the World Wide Web:

<http://www.mrsc.org/Publications/infill1.pdf>

Describes promising strategies and provides examples of programs local jurisdictions can use to encourage infill development. It also provides strategies to make it more feasible for developers to do infill development, and to make infill development more appealing to existing and potential residents.

Also: HD257 I54 1997 – *U.C. Berkeley, Environmental Design Library*

INFILL HOUSING: Opportunities and strategies for inner-city neighborhoods /

Suchman, Diane R. -- Washington, D.C. Urban Land Institute, 1996

ULI Research working paper series; no. 653

May be purchased at the World Wide Web:

<http://bookstore.uli.org/>

This paper is intended to provide developers and city officials with an overview of the opportunities and challenges associated with developing infill housing in residential neighborhoods and with some strategies for pursuing such developments.

INSIDE GAME / OUTSIDE GAME: Winning Strategies for Saving Urban America /

Rusk, David -- Washington, D.C.: Brookings Institution Press, 1999

May be purchased at the World Wide Web:

<http://www.brook.edu/press/books/savamr.htm>

In this persuasive book filled with personal observations as well as his trademark mastery of census statistics, Rusk argues that state legislatures must set new "rules of the game." He believes those rules require regional revenue or tax base sharing to reduce fiscal disparity, regional housing policies to ensure that all new developments have their fair share of low- and moderate-income housing to dissolve concentrations of poverty, and regional land-use planning and growth management to control urban sprawl.

Also: HT 123 R843 1999 – *California State Library, General Reference*

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IS DENSITY POSSIBLE? / Zwirn, Robert -- [Boston, MA]: Boston Society of Architects, [2003] – *Article*

Available full text via the World Wide Web:

<http://www.architects.org/emplibrary/Density.Zwirn.pdf>

Can the heightened awareness of negative social impacts of smart growth "reverse decades of sprawl and centuries of anti-urban theory and practice"? - [p. 1]

JOINT FORUM ON HOUSING DENSITY / Pawlukiewicz, Michael; Myerson, Deborah L. -- Washington, DC: Urban Land Institute, 2002.

ULI Land Use Policy Forum Report

Co-published by: National Multi Housing Council

Available full text via the World Wide Web:

<http://www.nmhc.org/Content/ServeFile.cfm?FileID=2977>

Local opposition to proposed high-density housing developments is one of the greatest challenges facing efforts to promote smart growth in the United States. There is strong public support for limiting the excesses of suburban sprawl that cause such problems as environmental degradation, traffic congestion, and loss of open space. Yet, proposals for alternative housing development that could address many of these problems -- such as infill development, cluster and mixed-use development, and especially high-density housing (apartments) -- often meet intense community opposition.

LAND SUPPLY AND INFRASTRUCTURE CAPACITY: Monitoring for smart urban growth / Knaap, Gerrit J; Moore, Terry -- Cambridge, MA: Lincoln Institute of Land Policy, 2000

Lincoln Institute of Land Policy working paper: WP00GK1

Available for purchase at the World Wide Web:

<http://www.lincolninst.edu/pubs/pub-detail.asp?id=96>

For urban growth there is a general agreement that it will occur, that it needs some type of management, and that such management requires (at least in part) public policies. The disagreements about growth management are about how many and which policies to use, and how extensively to apply them. Growth management has some measurable dimensions not available in metaphysics.

LIFE IN THE CITY: A status report on the revival of urban communities in America

/ Urban Neighborhoods Task Force -- Washington, DC: Center for National Policy, 1997

Available for purchase at the World Wide Web (scroll down –right hand frame – 3/05):

<http://www.cnponline.org/Publications.htm>

This report thus incorporates the views of some of the leading authorities on urban America, national data relating to conditions in cities generally, descriptive information on specific cities, and the perceptions of citizens who for the most part live in the suburbs.

Also: 99 01358 - *U.C. Berkeley, Intergovernmental Studies Library (IGS)*

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MAKING SMART GROWTH WORK / Porter, Douglas R; Dunphy, Robert T; Salvesen, David -- Washington, DC: Urban Land Institute, 2002

Monograph includes bibliographical references.

See: Chap. 7 - Growing Smart Through Infill & Redevelopment

May be purchased via the World Wide Web:

<http://bookstore.uli.org/>

Written by a growth management expert, this book provides proven strategies and solutions that you can use to put smart growth into action. Facing the realities head on, Porter provides a frank discussion of the pros and cons, difficulties, and stumbling blocks that others have faced, describing what has and has not worked. Following an in-depth look at the underlying principles of smart growth, Porter explains how developers and planners have applied these principles, and how the public and private sectors can collaborate to make smart growth effective.

Also: HT 167 P669 2002 – *California State Library, General Reference*

METROPOLITAN AREAS: Regional differences / Pack, Janet Rothenberg --

Washington, DC: Brookings Institution, 1998

Brookings Review - Vol. 16, no. 4 (Fall 1998) p. 26-31

Also available full text at the World Wide Web:

<http://www.brook.edu/dybdocroot/press/review/fa98/pack.pdf>

"The new argument in the urban research literature of the 1990s is that the economic health of cities and suburbs is closely linked, with the prosperity of suburban communities, in particular, depending on that of the central city. Suburbs that ignore the decline of their central cities cannot, despite their strong belief to the contrary, go it alone." - (p. 26)

MONSTER HOUSES? YES! / Lang, Robert E; Danielsen, Karen A -- [Chicago, IL]:

American Planning Association, 2002

Planning - Vol. 68, no. 5 (May 2002) p. 24-25, 40

Article available for purchase at the World Wide Web:

<http://www.planning.org/planning/member/2002may/contents.htm>

Discusses the benefits of building large houses as infill housing in the U.S. Background on house sizes in the country; description of large houses in the U.S.; reactions to criticisms against the construction of large houses

MOVING BEYOND SPRAWL: Toward a broader metropolitan agenda / Katz, Bruce;

Liu, Amy -- Washington, DC: The Brookings Institution, 2000

Brookings Review - Vol. 18, no. 2 (Spring 2000) p. 31-34

Also available full text at the World Wide Web:

<http://www.brook.edu/press/REVIEW/spring2000/katz.htm>

"States and metropolitan areas could also promote broader regional partnerships. In Seattle, for example, government, business, and civic leaders come together to discuss regional trade challenges, explore strategic options, and visit leading regions at home and abroad. In a globalizing economy, such partnerships help reinforce the corporate stake in particular places and regions." - (p. 34)

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MOVING UP, FILTERING DOWN: Metropolitan housing dynamics and public policy

/ Bier, Thomas -- Washington, DC: Brookings Institution, Center on Urban & Metropolitan Policy, 2001

Brookings Institution discussion paper series

Also available full text via the World Wide Web:

<http://www.brook.edu/dybdocroot/es/urban/publications/bier.pdf>

This paper describes the cycle of housing movement in metropolitan areas, the role that public policy has played in supporting this cycle, and the ways in which policy alternatives can help improve metropolitan growth dynamics and strengthen urban core communities.

NATIONAL FORUM ENCOURAGING MARKET-RATE INFILL HOUSING

DEVELOPMENT / Urban Land Institute -- Washington, DC: ULI, 2000

Co-Sponsored by: U.S. Dept. of Housing & Urban Development (Washington, DC: April 10, 2000)

Also available full text at the World Wide Web:

http://www.knowledgeplex.org/kp/event_report/event_report/refiles/uli_national.pdf

Summary Report includes: Forum discussion of barriers to infill housing development. Private and not-for-profit real estate developers, urban design / architects, financiers, market analysts, attorneys, public officials and urban revitalization experts from around the country discuss infill housing issues.

NEW SHAPE OF SUBURBIA: Trends in residential development / Schmitz, Adrienne

-- Washington, DC: Urban Land Institute (ULI), 2003

Also available for purchase via the World Wide Web:

<http://bookstore.uli.org/>

Capitalize on the lucrative market for suburban residential development. This new book describes how consumer demands are changing, strategies for overcoming NIMBYism, and the latest trends related to open space, infill and mixed housing development, increasing density, transportation, and street design. Seasoned developers provide insight into what works--and the traps to avoid—in developing single- and multifamily properties ranging in size from 22 units to large planned communities, both conventional and new urbanist, in price ranges from affordable to luxury. Eleven case studies of projects in the United States and abroad illustrate how others are incorporating.

THE NEW URBAN ECONOMY: Opportunities and challenges / Gale, William G.;

Pack, Janet Rothenberg; Potter, Samara R. -- Washington, DC: Brookings Institution, 2001 / Brookings Institution conference report; no. 7 (June 2001)

Also available full text via the World Wide Web:

<http://www.brook.edu/dybdocroot/comm/conferencereport/cr07.pdf>

Conference paper that summarizes a symposium on decentralization and urban sprawl presented at the Brookings Institution Oct. 26-27, 2000. Paper co-published by: University of Pennsylvania, Wharton School of Business.

Selected Publications on Residential Infill

And Related Development Issues

OPPORTUNITY & CHALLENGE: Multi-family housing in mixed use activity centers

/ Black, Thomas J. -- Washington, DC: National Multi-Housing Council, 1998

Also available full text via the World Wide Web:

<http://www.nmhc.org/Content/ServeFile.cfm?FileID=152>

"The total increase in childless households will represent more than 100 percent of the net increase in all households. While the housing preferences of the increasing households cannot be forecast with certainty at this point, the prevailing view and limited evidence suggest that a significant portion will opt for higher-density, urban-style environments where non-work activities and access to jobs are convenient, and where community and home-based amenities are high." - (p. 1)

THE PATH TO A LIVABLE CITY / Transportation for a Livable City -- San Francisco, CA: Transportation for a Livable City, 2002

Also available full text via the World Wide Web:

<http://www.livablecity.org/path.html>

Contents: Ch. 1) Elements of a livable city -- Ch. 2) A Walkable city -- Ch. 3) Fast and frequent local transit -- Ch. 4) Effective regional transit -- Ch. 5) Safe and comfortable bicycling -- Ch. 6) Living gracefully with the car -- Ch. 7) Shared cars -- Ch. 8) Reclaim the streets -- Ch. 9) Making housing more affordable -- Ch. 10) Planning for a better future -- Ch. 11) Paying for it -- Ch. 12) Conclusion -- Notes.

REALITY CHECK ON GROWTH: Lessons learned / Lusk Center for Real Estate – Los Angeles, CA: USC - Lusk Center for Real Estate, [2003]

Report co-published by: Urban Land Institute, Los Angeles Chapter.

Also available full text via the World Wide Web:

<http://www.la.uli.org/realitycheck/postreport.pdf>

Executive summary: Although the 20 groups worked out 20 different solutions, some striking similarities reflected a clear consensus on some key points on how to solve our shared challenge: Every group decided to use higher housing densities than current development practices – there was no other choice on how to solve our shared challenge. - (p. 4).

RETRACTING SUBURBIA: Smart growth and the future of housing / Daniels, Karen A; Lang, Robert E; Fulton, William -- Washington, DC: Fannie Mae Foundation, 1999

Housing Policy Debate - V. 10, no. 3 (p. 513-540)

Also available full text via the World Wide Web:

http://www.fanniemae.foundation.org/programs/hpd/pdf/hpd_1003_danielsen.pdf

Although suburbanites often appear reluctant to accept higher density housing, Daniels, Lang, and Fulton argue that, with careful attention to design and zoning, it is possible to develop marketable higher density housing. They suggest that high land costs, environmental degradation, and long commutes are among the factors that may encourage some traditional suburban dwellers to accept higher density housing. But they also note that "Americans appear to hate two things: density and sprawl. Smart growth's fate may depend on which they ultimately hate more."

Selected Publications on Residential Infill

And Related Development Issues

SMART GROWTH FOR NEIGHBORHOODS: Affordable housing and regional vision / Kalinosky, Leah -- Washington, DC: National Neighborhood Coalition, [2001]

Report includes bibliographical references.

Also available full text at the World Wide Web:

<http://www.neighborhoodcoalition.org/pdfs/hsg%20report%20copy2.pdf>

"Smart growth for Neighborhoods: Affordable Housing and Regional Vision" examines how communities can promote both affordable housing and smarter regional growth. Recommendations from the report include addressing exclusionary development practices, encouraging regional planning for affordable housing and smart growth, increasing funding for affordable housing, and building new alliances.

SMART GROWTH IN THE SAN FRANCISCO BAY AREA: Effective local approaches / Binger, Gary -- San Francisco, CA: Urban Land Institute - SF District Council, 2003

Also available full text via the World Wide Web:

http://www.smartgrowthcalifornia.uli.org/csgi_Home_Main_L1.html

Introduction: Cities and regions throughout California and the state itself, are struggling to meet the dual challenge of promoting economic prosperity while developing equitable and sustainable patterns of growth. Many in the planning and development communities have looked for answers in a set of principles gathered under the rubric of "smart growth". Simply put, smart growth means planning and providing for growth that creates livable communities and that is economically sound and environmentally and socially responsible. - (p. 1)

SMART INFILL: Creating more livable communities in the Bay Area / Wheeler, Stephen M. -- San Francisco, CA: Greenbelt Alliance, 2002

Report includes bibliographical references.

Available full text at the World Wide Web:

http://www.greenbelt.org/downloads/resources/report_smartinfill.pdf

The report presents 12 key strategies to bring about well-planned infill housing and mixed-use development. These recommendations include zoning changes, design guidelines, public participation processes, revised parking requirements, and preparation of "Specific Plans" coordinating neighborhood revitalization.

SMART STATES, BETTER COMMUNITIES: How state governments can help citizens preserve their communities / Beaumont, Constance E. --Washington, DC: National Trust for Historic Preservation, 1996.

Includes bibliographical references (p. 361-363)

Available for purchase at the World Wide Web:

<http://www.preservationbooks.org/>

Policy initiatives that state governments can undertake to support the efforts of citizens to save what they value most about their communities.

Also: E159 B37 1996 – *U.C. Berkeley, Environmental Design Library*

Selected Publications on Residential Infill And Related Development Issues

THE SPRAWLING OF AMERICA: In defense of the dynamic city / Staley, Samuel R.
-- Los Angeles, CA: Reason Public Policy Institute (RPPI), 1999
RPPI Policy study; no. 251

Available full text via the World Wide Web:

<http://www.rppi.org/ps251.html>

Provides a market-based perspective of suburban growth and challenges many underlying principles of the anti-sprawl movement.

Also: HT167 S72 1999 – *California State Library, General Reference*

THE STATE ROLE IN URBAN LAND DEVELOPMENT / Leigh, Nancey Green --

Washington, DC: Brookings Institution, 2003.

Report includes bibliographical references.

Available full text via the World Wide Web:

<http://www.brook.edu/dybdocroot/es/urban/publications/leighvacant.pdf>

"Vacant land represents both a significant problem and an attractive opportunity for many central cities. Vacant land and abandoned structures impose both economic and social costs on cities and the neighborhoods or districts in which they are located. On the economic side, such properties lower neighboring property values and tax revenues even as they create pressure to raise taxes to maintain service levels." - (p. 1).

SUSTAINING URBAN EXCELLENCE: Learning from the Rudy Bruner Award for Urban Excellence, 1987-1993 -- Cambridge, MA: Bruner Foundation, 1998.

Available for purchase via the World Wide Web:

<http://www.huduser.org/publications/commdevl/bruner.html>

Broad-based participation and collaboration are two keys to urban excellence, according to Sustaining Urban Excellence: Learning from the Rudy Bruner Award for Urban Excellence 1987-1993. The new book highlights conclusions drawn from revisits to 21 urban places -- areas where people live and work -- that were finalists and winners of the Rudy Bruner Award (RBA) a few years earlier.

Also: HT175 S87 1998 - *U.C. Berkeley, Environmental Design Library*

TAX TREATMENT OF HOUSING AND ITS EFFECTS ON BOUNDED AND UNBOUNDED COMMUNITIES/ Gyourko, Joseph E; Voith, Richard -- Philadelphia, PA:

Federal Reserve Bank of Philadelphia, 1999.

Federal Reserve Bank of Philadelphia working paper; no. 98-23

Available full text via the World Wide Web:

<http://www.phil.frb.org/files/wps/1998/wp98-23.pdf>

Abstract: Using simple analytic models, the authors show that the tax treatment of housing not only increases the incentives for lower density development, but it also provides incentives for increased sorting of high- and low-income households into separate communities.

Also: HD7287.82 U6 G96 1999 – *U.C. Berkeley, Environmental Design Library*

Selected Publications on Residential Infill

And Related Development Issues

TEN STEPS TO A LIVING DOWNTOWN / Moulton, Jennifer -- Washington, DC:

Brookings Institution, Center on Urban & Metropolitan Policy 1999

Report co-sponsored by the Fannie Mae Foundation.

Also available full text via the World Wide Web:

<http://www.brook.edu/dybdocroot/ES/urban/moulton.pdf>

This paper examines the opportunity that cities currently have to bring residents back to their downtowns and identifies ten steps that can be taken to create successful residential life in America's central business districts.

TOWARD A NEW METROPOLIS: The opportunity to rebuild America / Nelson, Arthur C. / Brookings Institution, Metropolitan Policy Program -- Washington, DC: The Brookings Institution, 2004

Also available full text via the World Wide Web:

http://www.brookings.edu/metro/pubs/20041213_RebuildAmerica.pdf

Nelson's study concludes that in 2030 about half of the buildings in which Americans live, work, and shop will have been built after 2000. More specifically, Nelson says the nation will need to replace about 82 billion square feet of built space, and construct another 131 billion square feet. The upshot: The current generation will vastly alter the American landscape, and therefore has a signal opportunity to create the right market and regulatory climate in which to accommodate new growth in more sustainable ways.

THE TROUBLE WITH MINIMUM PARKING REQUIREMENTS / Shoup, Donald C --

[New York, NY: Pergamon Press], 1999

Transportation Research Part A - Vol. 33 (1999), p. 549-574

Article includes bibliographical references.

Available full text via the World Wide Web:

<http://www.vtpi.org/shoup.pdf>

"In conclusion, deregulating the quantity and increasing the quality of parking will improve transportation, land use, and the environment." - (p. 472)

UPSCALE APARTMENT MARKET: Trends and prospects / Goodman, Jack, editor /

National Multi Housing Council (NMHC) -- Washington, DC: NMHC, 2001

"Prepared by Jack Goodman of Hartrey Advisors" - Cover.

Available full text via the World Wide Web:

<http://www.nmhc.org/Content/ServeFile.cfm?FileID=1254>

According to the report, the number of apartment households with real income exceeding \$50,000 has been increasing nearly eight percent annually, well above the rate of growth in the larger, middle-income rental market. The report examines how upscale renters differ from other apartment renters and how they are similar.

Selected Publications on Residential Infill And Related Development Issues

URBAN DESIGN GUIDELINES: For mixed use neighborhood and village centers /

The Lawrence Group -- Raleigh, NC: City of Raleigh Planning Department, 2002.
Guidelines adopted April 16, 2002.

Available full text at the World Wide Web:

http://www.raleigh-nc.org/planning/CP/UDG/BW_UDG.pdf

URBAN INFILL HOUSING: Myth and fact / Urban Land Institute -- Washington, DC:

Urban Land Institute (ULI), 2001

Available full text via the World Wide Web:

<http://www.uli.org/AM/Template.cfm?Section=Home22&CONTENTID=14664&TEMPLATE=/CM/ContentDisplay.cfm>

This publication is underwritten by the U.S. Dept. of Housing and Urban Development as part of a larger partnership designed to encourage the development of housing in our cities.

VALUING THE SUBURBS: Why some "improvements" lower home prices / Lang,

Robert E. / Edward J. Blakely Center for Sustainable Suburban Development --

Riverside, CA: University of California, Riverside, 2004

Opolis: An International Journal of Suburban and Metropolitan Studies - Vol. 1, no. 1, Article 3, (Winter 2005) p.5-12

Also available full text via the World Wide Web:

<http://www.mi.vt.edu/uploads/Opolis/Lang.pdf>

A recent effort to precisely gauge how much a particular improvement will add to a home's sale price reveals some surprising insights about the nature of the suburbs. Research shows that not all home improvements pay off -- even some rather expensive ones... This article explores the reasons why certain property elements actually devalue a house. It argues that the neighborhood context may determine the relative value of some housing characteristics.

WHY IS THERE SO LITTLE RESIDENTIAL REDEVELOPMENT OF BROWNFIELDS?

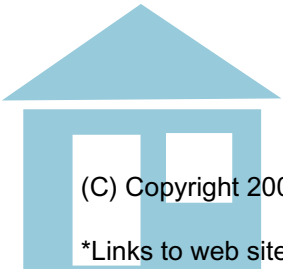
/ Kirkwood, Niall -- Cambridge, MA: Joint Center for Housing Studies, 2001

Harvard University Joint Center for Housing Studies working paper: W01-3

Available full text via the World Wide Web:

http://www.jchs.harvard.edu/publications/communitydevelopment/kirkwood_w01-3.pdf

Redevelopment of environmentally contaminated sites for residential development is a national opportunity because many idled industrial and commercial sites could have significant value if restored to residential use. By converting degraded and abandoned sites into needed housing, residential reuse of brownfields can at once ease housing shortages, redirect growth to areas and sites passed by due to liability concerns and clean up costs, and create more balanced regional growth patterns.



Selected California Libraries Contact List

*California Department of Housing and Community Development
Housing Resource Center - HCD/HRC
1800 Third Street, Rm. 430, Sacramento, CA 95814
(916) 322-9648; mkauffma@hcd.ca.gov*

*California State Library - General Collection
Library and Courts Building, 914 Capital Mall, Rm. 300
Sacramento, CA 95814 - (916) 654-0261
<http://www.library.ca.gov/>*

*California State Library - Government Documents
Library and Courts Building, 914 Capital Mall, Rm. 304
Sacramento, CA 95814 - (916) 654-0069
<http://www.library.ca.gov/>*

*UC Berkeley - Environmental Design Library
Moffitt Library, 5th floor, UC Berkeley, 94720
(510) 642-4818; envi@library.berkeley.edu*

*UC Berkeley - Institute of Government Studies
Library, 109 Moses, UC Berkeley, 94720
(510) 642-1472; <http://www.lib.berkeley.edu/>*

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